

15940 ORANGE BLVD | LOXAHATCHEE, FL 33470

SEMINOLE ORANGE PLAZA

WALGREENS ANCHORED STRIP CENTER



THIS WALGREENS LOCATION GENERATES OVER \$3.9 MILLION IN ANNUAL SALES,
RANKING IT WITHIN THE TOP 92% OF ALL WALGREENS STORES NATIONWIDE.

EXCLUSIVELY LISTED BY:

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TABLE OF CONTENTS

4

EXECUTIVE OVERVIEW

8

FINANCIAL OVERVIEW

10

TENANT OVERVIEW

12

MARKET OVERVIEW

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EXECUTIVE OVERVIEW

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INVESTMENT HIGHLIGHTS

- **TOP-PERFORMING STORE:** This Walgreens location generates over \$3.9 million in annual sales, ranking it within the top 92% of all Walgreens stores nationwide.
- **PRIME HIGH-TRAFFIC LOCATION :** Strategically positioned along a major thoroughfare with visibility to over 13,200 vehicles per day, ensuring consistent exposure and accessibility.
- **EXCEPTIONAL RETAIL SYNERGY:** Located directly across from a bustling retail center anchored by **Publix, Circle K, AutoZone, and McDonald's**, the property benefits from steady consumer traffic and complementary retail activity.
- **STRONG DEMOGRAPHIC PROFILE:** Serves a dense and affluent population of more than 42,325 residents within a 5-mile radius, with an average household income of \$115,502—driving strong local demand.
- **DOMINANT MARKET POSITION:** Situated in the West Palm Beach submarket, an area characterized by low retail vacancy (3.9%) and robust development trends. Notably, this Walgreens is the only drugstore within a 9-mile radius, enhancing its market exclusivity.
- **CORPORATE-BACKED STABILITY:** The property is secured by a corporate-guaranteed lease from Walgreens, offering a reliable and long-term income stream.



\$9,400,000
LIST PRICE



±3.20 AC
LAND AREA



2010
YEAR BUILT



7.20%
CAP RATE



±133,764 SF
LOT AREA



±19,624 SF
GLA

DRIVING DISTANCE FROM SUBJECT PROPERTY

ER at Westlake.....±2.5 Miles
HCA Florida Palms Hospital.....±10.9 Miles
Wellington Reg'l Medical Center..... ±14.5 Miles



NEW DEVELOPMENT

 CRESSWIND PALM BEACH
4,500 HOMES

**SUBJECT
PROPERTY**

SEMINOLE PRATT WHITNEY RD ± 13,200 VPD

SUBWAY



ORANGE BLVD

NEW DEVELOPMENT


 **SOLANA BAY AT AVENIR**
118 HOMES

 **PIERCE HAMMOCK ELEMENTARY**
468 STUDENTS

**COUNTY PINES RECREATIONAL
COMPLEX AT SAMUEL FRIEDLAND PARK**

MARKET AT THE ACREAGE



 **OSCEOLA CREEK MIDDLE SCHOOL**
835 STUDENTS

 **ACREAGE PINES ELEMENTARY**
547 STUDENTS

 **GOLDEN GROVE ELEMENTARY**
760 STUDENTS

 **FRONTIER ELEMENTARY**
688 STUDENTS

**SUBJECT
PROPERTY**



NEW DEVELOPMENT

 **CRESSWIND PALM BEACH**
4,500 HOMES

 **WESTERN PINES COMMUNITY MIDDLE SCHOOL**
991 STUDENTS

 **SEMINOLE RIDGE
COMMUNITY HIGH SCHOOL**
2,776 STUDENTS

SEMINOLE PRATT WHITNEY RD ± 13,2000 VPD



N

SEMINOLE PRATT WHITNEY RD ± 13,200 VPD

ORANGE BLVD

#15940

#15910: 200-206

SUITE	TENANT	SPACE
15940	WALGREENS	14,469 SF
15910-200	WALGREENS- WINE & BEER	2,015 SF
15910-202	PUPPY LOVE GROOMER	869 SF
15910-204	TOTALLY YOU STUDIO	933 SF
15910-206	PAPA JOHN'S PIZZA	1,338 SF



FINANCIAL OVERVIEW

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FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

YEAR 1		
INCOME	Total	PSF
Potential Base Rent (+)	\$697,317	\$35.53
Gross Potential Rent	\$697,317	\$35.53
Expense Reimbursements		
Real Estate Taxes	\$160,358	\$8.17
Insurance	\$23,392	\$1.19
CAM	\$37,833	\$1.93
Total Expense Reimbursements	\$221,583	\$11.53
Gross Potential Income	\$918,900	\$46.83
Effective Gross Revenue	\$918,900	\$46.83
EXPENSES		
Real Estate Taxes	\$160,358	\$8.17
Insurance	\$23,392	\$1.19
CAM	\$39,795	\$2.03
Management Fee (2.0% of EGR)	\$18,378	\$0.94
Total Operating Expenses	\$241,924	\$12.33
Net Operating Income	\$676,977	\$34.50



FINANCING OPTIONS

For financing, please reach out to:

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RENT ROLL

Unit #	Tenant Entity	GLA (SF)	% of GLA	Term Commencement	Term Expiration	Annual Rent (\$)	Rent PSF Ann.	Rent PSF Mon.	Monthly Rent (\$)	Renewal Options	Lease Type	Increases
15940	Walgreens	14,469 SF	73.73%	7/12/2010	8/31/2035	\$560,000	\$38.70	\$3.23	\$46,667	50 x 1 Year(s)	NNN	Fixed Base Rent
15910 - 200	Walgreens - Wine, Beer, and Spirits	2,015 SF	10.27%	7/12/2010	8/31/2035	\$58,000	\$28.78	\$2.40	\$4,833	50 x 1 Year(s)	NNN	Fixed Base Rent
15910 - 204	Totally You Studio, LLC	933 SF	4.75%	1/1/2018	12/31/2026	\$21,503	\$23.05	\$1.92	\$1,792	1 x 3 Year(s)	NNN	greater of 3% or CPI annual
15910 - 206	PZZA Group, LLC	1,338 SF	6.82%	10/1/2017	9/30/2027	\$33,482	\$25.02	\$2.09	\$2,790	2 x 5 Year(s)	NNN	2% annual in 2nd Renewal Option, then 3% annual in Options 3 & 4
15910 - 202	Puppy Love Groomer	869 SF	4.43%	2/1/2025	1/31/2030	\$24,332	\$28.00	\$2.33	\$2,028	None	NNN	5% annual
Occupied Total	5 Suites	19,624 SF	100.00%	WALT (Rent):	9.5 Years	\$697,317	\$35.53 PSF	\$2.96 PSF	\$58,110			
Vacant Total	0 Suites	0 SF	0.00%	WALT (Area):	9.1 Years	\$0	\$0.00 PSF	\$0.00 PSF	\$0			
Total (100%)	5 Suites	19,624 SF	100.00%			\$697,317	\$35.53 PSF	\$2.96 PSF	\$58,110			

FINANCIAL OVERVIEW

FINANCIAL MATRIX

List

Pricing Summary:

Sale Price	\$9,400,000
Price PSF (\$)	\$479

Returns Summary:

Proforma Cap Rate	7.20%
Proforma Cash-on-Cash	5.53%
Loan Constant	8.10%
Debt Yield	11.08%
Debt Yield (-) Cap Rate Spread	388 BPS

Capital Summary:

Required Equity	\$3,290,500
Debt	\$6,110,000

Debt Summary:

LTV	65%
Loan Amount	\$6,110,000
Interest Rate	6.50%
Amortization	25 Years
Term	10 Years
Monthly Debt Service	\$41,255
Annual Debt Service	\$495,062
Proforma Net Cash Flow	\$181,915
DSCR	1.37x

Property Information:

Year 1 NOI	\$676,884
Current Occupancy	19,624 SF
Gross Leasable Area	19,624 SF





TENANT OVERVIEW

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TENANT OVERVIEW

Walgreens

Walgreens, a subsidiary of Walgreens Boots Alliance, Inc. (NASDAQ: WBA), is one of the largest retail pharmacy chains in the United States. Founded in 1901, Walgreens operates over 9,000 locations nationwide, serving millions of customers daily. The company focuses on health and wellness products, prescription medications, over-the-counter drugs, and general merchandise, offering a convenient one-stop shopping experience.

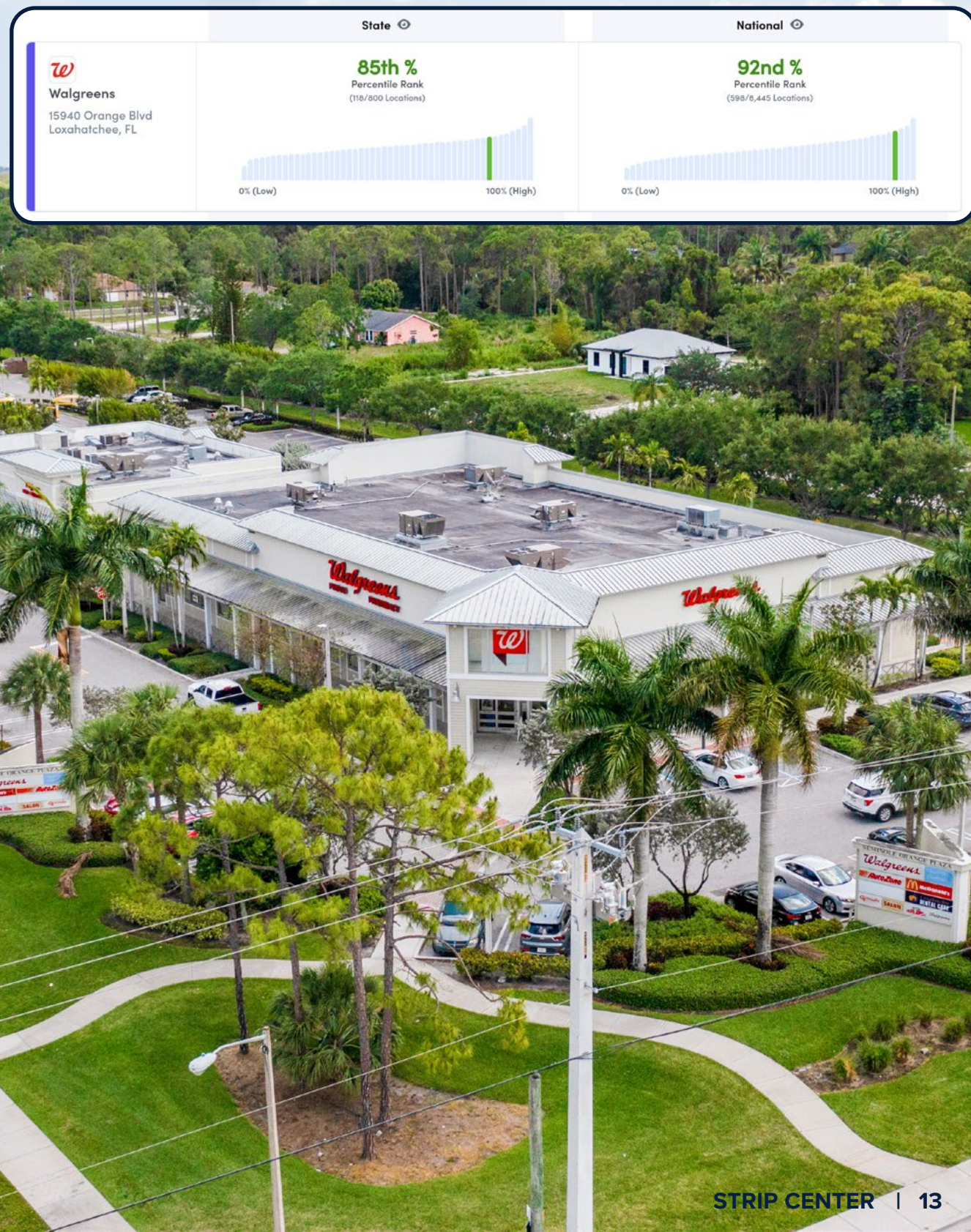
As a Fortune 500 company, Walgreens Boots Alliance demonstrates strong financial performance, with a market capitalization exceeding \$20 billion (as of the most recent financial report) and annual revenues of approximately \$132 billion in fiscal year 2023. This consistent performance underscores the company's stability and adaptability in an evolving healthcare and retail landscape. Walgreens also maintains an investment-grade credit rating, reflecting its financial strength and low-risk profile, making it a reliable tenant for long-term real estate investments.

DEERFIELD, IL

HEADQUARTERS

1901

YEAR FOUNDED



TENANT OVERVIEWS



Papa John's Pizza is a nationally recognized quick-service restaurant with over 5,500 locations globally. Known for its "Better Ingredients, Better Pizza" brand promise, Papa John's delivers a broad menu of pizzas, sides, and desserts, catering to takeout and delivery-focused consumers. Its presence at the center enhances food traffic and positions the property as a convenient food destination for families and professionals alike. Backed by a well-established franchise model, Papa John's brings a proven operating history and national recognition to the tenant roster.

ATLANTA, GA

HEADQUARTERS

1984

YEAR FOUNDED



Totally You Studio is a locally operated beauty and wellness salon that caters to the area's demand for personalized grooming and self-care services. Offering hair styling, coloring, skin treatments, and other beauty services, the studio draws steady traffic from local residents seeking regular care and appointments. With strong neighborhood ties and a reputation for high-quality service, Totally You Studio supports the center's daily-use profile and complements the tenant mix with a focus on lifestyle and wellness.

LOXAHATCHEE, FL

HEADQUARTERS

2010

YEAR FOUNDED

PUPPY LOVE GROOMER

Puppy Love Groomer is a locally owned pet grooming business that serves the growing residential community of Loxahatchee. Known for its personalized service and loyal customer base, the business offers full-service pet grooming, including baths, haircuts, nail trims, and specialized care for various breeds. As the pet services industry continues to grow, especially in suburban areas, Puppy Love Groomer is well-positioned to benefit from increasing pet ownership trends. Its presence adds service-oriented diversity to the center, driving repeat traffic and community engagement.

LOXAHATCHEE, FL

HEADQUARTERS

2010

YEAR FOUNDED



MARKET OVERVIEW

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LOXAHATCHEE, FL

DEMOGRAPHIC HIGHLIGHTS WITHIN 5 MILES OF THE PRIMARY TRADE AREA

Loxahatchee is an unincorporated community located in Palm Beach County, approximately 20 miles west of West Palm Beach. The area is part of the Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area, one of the most populous and economically active regions in Florida. With its location near key transportation corridors, including U.S. Highway 98 and Florida's Turnpike, Loxahatchee offers efficient access to surrounding commercial and residential hubs. The community is characterized by low-density residential development, with a growing number of planned neighborhoods and supporting retail infrastructure.



\$115,502

AVG HH INCOME



13,300

HOUSEHOLDS



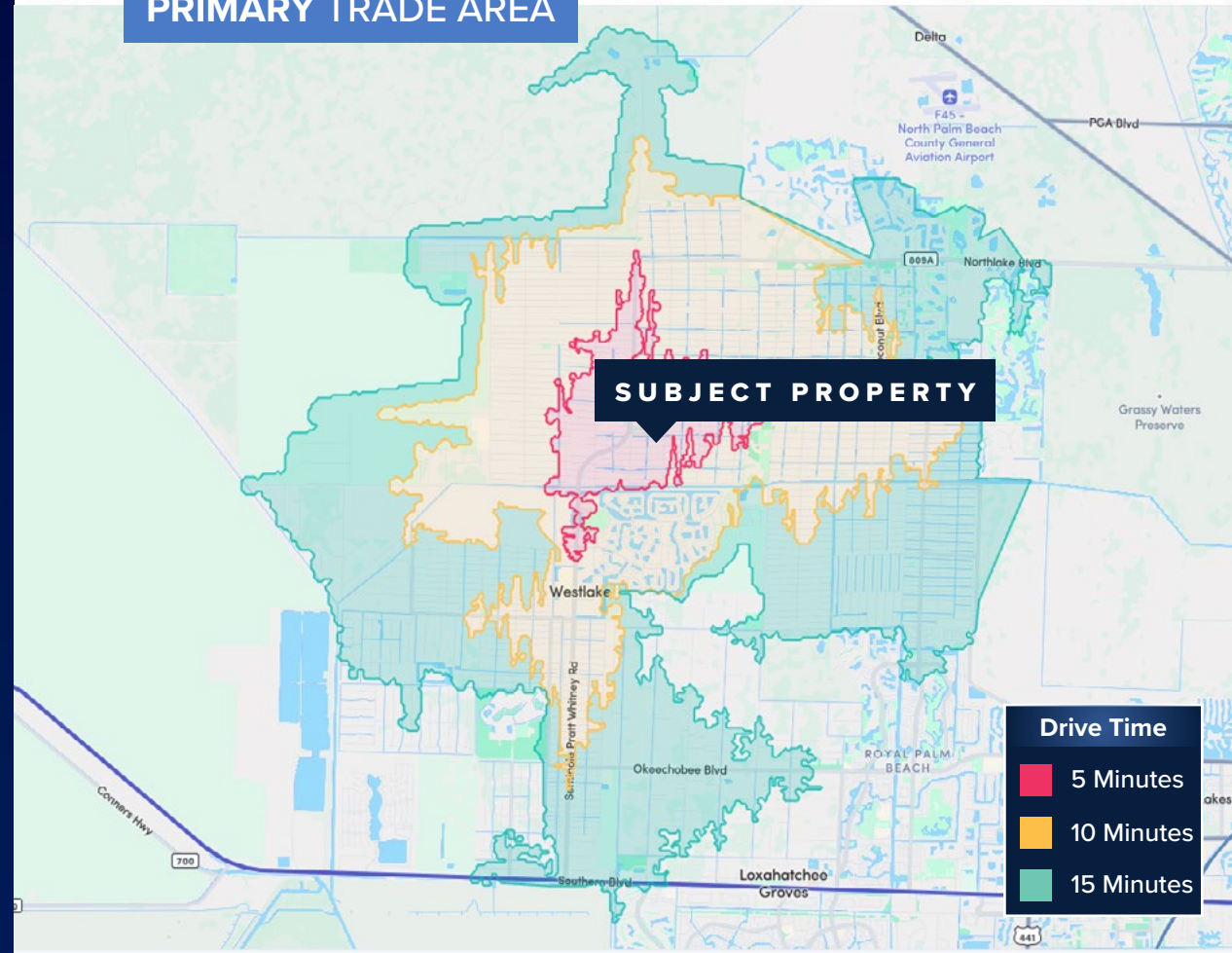
42,325

POPULATION

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	3,621	22,899	46,192
2025 Population	3,360	21,335	42,325
2030 Population Projection	3,430	21,798	43,096
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 Households	1,143	7,334	15,072
2025 Households	1,020	6,578	13,300
2030 Household Projection	1,033	6,668	13,435
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$106,445	\$112,776	\$115,502

PRIMARY TRADE AREA



WEST PALM BEACH, FLORIDA

DEMOGRAPHIC HIGHLIGHTS WITHIN WEST PALM BEACH



40.2
MEDIAN
AGE

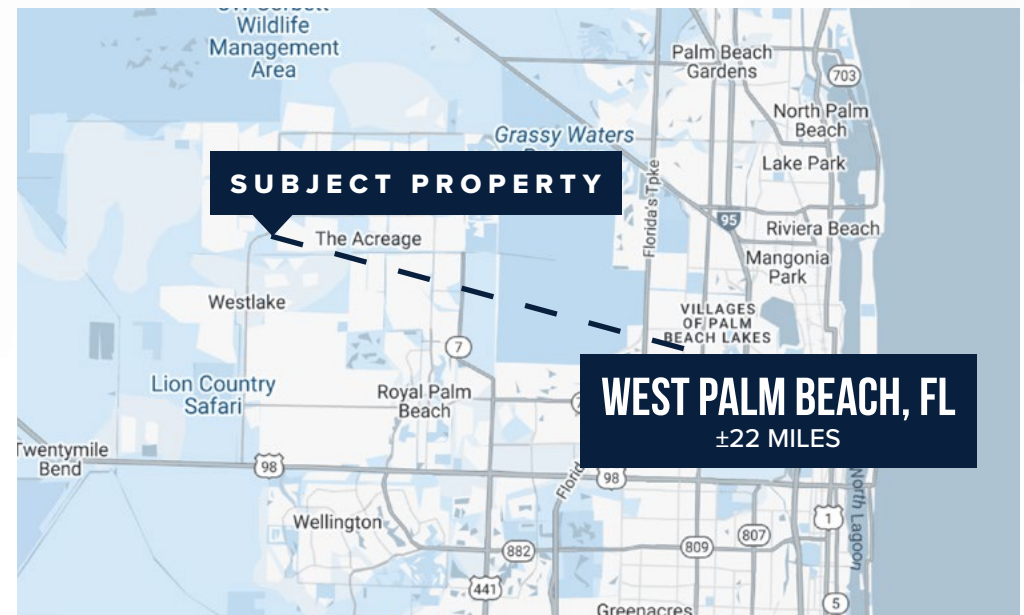


69,261
MED HOUSEHOLD
INCOME



124,130
POPULATION

West Palm Beach is the county seat of Palm Beach County and a major economic and governmental center within South Florida. Located along the Atlantic Coast, the city is part of the Miami-Fort Lauderdale-West Palm Beach MSA, which ranks among the largest in the United States. ***The area benefits from robust regional infrastructure, including access to Interstate 95, Florida's Turnpike, and Palm Beach International Airport.*** The city supports a diversified economy anchored by healthcare, finance, real estate, and tourism. Major employers include Tenet Healthcare, NextEra Energy, and various regional medical centers and municipal agencies. The strong employment base contributes to consistent consumer demand for retail, especially in pharmacy and healthcare-adjacent sectors. West Palm Beach has experienced steady population growth, with increasing residential development both in the downtown core and in suburban neighborhoods. This growth is complemented by mixed-use redevelopment projects, transit-oriented planning, and continued public and private investment in infrastructure.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **ADDRESS** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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INTERACTIVE OFFERING MEMORANDUM